



Order Filed on April 30, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1(b)

833447
PHELAN HALLINAN DIAMOND & JONES, PC
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
856-813-5500
Attorneys for Secured Creditor: WELLS FARGO
BANK, N.A.

In Re:

WALTER L. GARSON, JR

Case No: 19-31765 - JNP

Hearing Date: 03/18/2020

Judge: JERROLD N. POSLUSNY
JR.

INTERIM CONSENT ORDER RESOLVING OBJECTION TO CONFIRMATION

The consent order set forth on the following pages, numbered two (2) through two (2) is
hereby **ORDERED**.

DATED: April 30, 2020

A handwritten signature in black ink, appearing to read "Jerrold N. Poslusny, Jr.", is written over a horizontal line.

Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

NJID 833447

PHELAN HALLINAN DIAMOND & JONES, PC
1617 JFK Boulevard, Suite 1400
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Attorneys for WELLS FARGO BANK, N.A.

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY

IN RE:

WALTER L. GARSON, JR

CASE NO. 19-31765 - JNP

CHAPTER 13

Debtor

CONSENT ORDER RESOLVING
OBJECTION TO CONFIRMATION

HEARING DATE: 03/18/2020

This Consent Order pertains to the property located at 236 WHITE HORSE PIKE,
COLLINGSWOOD, NJ 08107, mortgage account ending with "1998";

THIS MATTER having been brought before the Court by, DAVID A KASEN, Esquire
attorney for debtor, WALTER L. GARSON, JR upon the filing of a Chapter 13 Plan, WELLS
FARGO BANK, N.A. by and through its attorneys, Phelan Hallinan Diamond & Jones, PC having
filed an Objection to the Confirmation of said Chapter 13 Plan and the parties having subsequently
resolved their differences; and the Court noting the consent of the parties to the form, substance and
entry of the within Order; and for other and good cause shown:

IT IS on the _____ day of _____, 2020, ORDERED as follows:

1. Debtor is to sell the property by November 1, 2020.
2. Debtor is to make regular payments in accordance with the terms of the note and mortgage to Secured Creditor while the sale is pending.
3. Debtor further agrees that Wells Fargo Bank, N.A. has filed a valid Proof of Claim, No. 1-1, which lists a secured arrearage claim of \$2,995.55 and a total debt of \$59,037.37. The Debtor agrees to pay off the entire amount of the Wells Fargo Bank claim in full from the proceeds of the sale of the property.
4. Any payoff amount of Secured Creditor's claim is to be calculated under applicable state law, and per the terms of the note and mortgage.

5. ORDERED, ADJUDGED and DECREED that Secured Creditor's objection to confirmation is hereby resolved.

The undersigned hereby consent to the form,
Content and entry of the within Order:

PHELAN HALLINAN DIAMOND & JONES, PC
Attorneys for Secured Creditor:
WELLS FARGO BANK, N.A.

/s/ Sherri J. Smith
Sherri J. Smith, Esq.
Phelan Hallinan Diamond & Jones, PC
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
Tel: 856-813-5500 Ext. 47923
Fax: 856-813-5501
Email: Sherri.Smith@phelanhallinan.com

Dated: 04/20/2020

/s/ David A. Kasen
DAVID A KASEN, Esquire
Attorney for debtor

Dated: 04/23/2020

Certificate of Notice Page 4 of 4

United States Bankruptcy Court
District of New Jersey

In re:
Walter L Garson, Jr.
Debtor

Case No. 19-31765-JNP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 2

Date Rcvd: Apr 30, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 02, 2020.

db +Walter L Garson, Jr., 236 White Horse Pike, Collingswood, NJ 08107-1914
aty +Everett F Simpson, 160 Hampshire Ave, Audubon, NJ 08106-2018

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 02, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 30, 2020 at the address(es) listed below:

David A. Kasen on behalf of Debtor Walter L Garson, Jr. dkasen@kasenlaw.com
Denise E. Carlon on behalf of Creditor Bayview Loan Servicing, LLC, a Delaware Limited Liability Company dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
Robert Davidow on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6